

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R49878

1/2

Property Information

property address: 1622 OAKVIEW

legal description: WOODLAND HEIGHTS #2, BLOCK 3, LOT 6,7,8 (PTS OF), & BLOCK N, LOT PT OF 2, WOODLAND HEIGHTS #1

owner name/address: JONES, MACKIN L, DDS  
1622 OAKVIEW ST  
BRYAN, TX 77802-1009

full business name: WLA

land use category: GF-BES

type of business: WLA

current zoning: RD-7

occupancy status: OCCUP

lot area (square feet): 57235

frontage along Texas Avenue (feet): NA

lot depth (feet): 290

sq. footage of building: 3646

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

210

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1

type of buildings (specify): BRICK

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) SHED  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

# of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no

# of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☒ other GRAVEL

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: very nice

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

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